

NHamp  
F  
44  
- 624  
2011

# Annual Reports

Of The Selectmen and Other Town Officers



of the Town of  
**LANGDON, N.H.**

For the year ending December 31<sup>st</sup>

**2011**



## Notice of Town Hours

All meetings are held at the Langdon Municipal Building unless otherwise noted.

### Board of Selectmen

October through May – every Monday night at 7:00 PM

June through September – 1<sup>st</sup>, 3<sup>rd</sup> and 5<sup>th</sup> Mondays of the month at 7:00 PM

The Selectboard does not meet on federal holidays.

### Selectmen's Office

Mondays 9:00 AM to 1:00 PM and Wednesdays, 9:00 A.M. to 1:00 P.M.

### Town Clerk

Wednesday and Thursday: 4:30 P.M. to 7:00 P.M.;

First Saturday of Month - 8:00 A.M. to 11:00 A.M..

### Planning Board

3<sup>rd</sup> Wednesday of the month at 7:00 PM

### Zoning Board of Adjustment

4<sup>th</sup> Thursday of the month as needed at 7:00 PM

### Contact Information

Town Office: 603-835-2389  
603-835-6055 (fax)

Tax Collector: 603-835-6260

Building Inspector: 603-835-6032

Zoning Board: 603-835-2138

Planning Board: 603-835-2376

Highway Garage: 603-835-2882

Police Department: 603-835-2651

Fire Department: 603-835-6353

Dispatch: 603-826-5747

Emergencies: 911 or 352-1100

Transfer Station  
Wednesday and Saturday

Town of Alstead Facility  
7 A.M. to 5 P.M.



## Table of Contents

Town Officers	4
Town Warrant	6
Town Meeting Minutes	8
Budget	22
General Fund Balance Sheet	24
Treasurer's Report	25
Tax Collector's MS-61 Reports	26
Tax Collector's Report	29
Town Clerk's Report	30
Schedule of Town Property	51
Summary of Inventory Valuation	31
Statement of Appropriations & Taxes Assessed	32
Langdon Selectboard's Report	33
Langdon Fire Chief's Report	34
Langdon Police Chief's Report	35
Road Agent's Report	36
Auditor's Report	43
Forest Fire Warden's Report	37
Planning Board's Report	40
Zoning Board's Report	51
Building Inspector's Report	37
Cemetery Trustee's Report	41
Sexton's Report	42
Heritage Commission Report	46
Stokes Scholarship Committee's Report	39
Trustees of Trust Funds Report	45
Report from Executive Councilor St. Hillaire	53
Vital Records	49
Community Kitchen Proposal	48
Wages paid by Town	50
Langdon Fall Festival	52
Fall Mt. Food Shelf and Friendly Meals	54

## **Elected Officers 2011**

### **MODERATOR FOR 2 YEAR TERM**

Jeffrey Holmes	Term Expires 2012
----------------	-------------------

### **SELECTMEN FOR 3 YEAR TERM**

Ronald Batchelder	Term Expires 2012
Betty Whipple	Term Expires 2013
John "Jay" Grant	Term Expires 2014

### **TOWN CLERK FOR 3 YEAR TERM**

Angelina Esslinger	Term Expires 2014
--------------------	-------------------

### **TAX COLLECTOR FOR 3 YEAR TERM**

Andrea Cheeney	Term Expires 2013
----------------	-------------------

### **TREASURER FOR 3 YEAR TERM**

Kathleen A. Beam	Term Expires 2014
------------------	-------------------

### **SEXTON FOR 1 YEAR TERM**

Curtis Barnes	Term Expires 2012
---------------	-------------------

### **TRUSTEES OF THE TRUST FUND**

Hayes Stagner	Term Expires 2012
Fred McKee	Term Expires 2013
Tina Christie	Term Expires 2014

### **CENTERY TRUSTEES**

Shelly Barnes	Term Expires 2012
Douglas Beach	Term Expires 2013
Gina Beach	Term Expires 2014

### **SUPERVISORS OF THE CHECKLIST FOR 6 YEAR TERM**

Helen Koss	Term Expires 2012
Ruth Kemp	Term Expires 2015
Charles Grout Sr.	Term Expires 2017

### **FIRE CHIEF FOR 1 YEAR TERM**

Gregory Chaffee	Term Expires 2012
-----------------	-------------------

### **FALL MOUNTAIN SCHOOL BOARD FOR 3 YEAR TERM**

Mary Henry	Term Expires 2014
------------	-------------------

## **Appointed Town Officers 2011**

**DEPUTY TOWN CLERK:** Tina Christie

**DEPUTY TAX COLLECTOR:** Tina Christie

**HEALTH OFFICER:** Board of Selectmen

**POLICE CHIEF:** Raymond L'Abbe

**BUILDING INSPECTOR:** Everett Adams

**FOREST FIRE WARDEN:** Fred Roentsch

**DEPUTY FOREST FIRE WARDENS:**  
Greg Chaffee, Greg Cheeney, Curtis Barnes

**EMERGENCY MANAGEMENT DIRECTOR**  
Bob Cunniff

### **PLANNING BOARD**

(7 members)

J. Pat Breslend	Term Expires 2014
Robert Polcari	Term Expires 2012
Everett Adams	Term Expires 2012
Bob Fant	Term Expires 2014
Marilyn Stuller	Term Expires 2013
Rob Chamberlain	Term Expires 2013
John "Jay" Grant	Ex Officio

### **ZONING BOARD OF ADJUSTMENT**

(5 members)

Mary Henry	Term Expires 2012
Raymond L'Abbe	Term Expires 2014
Fred Roentsch	Term Expires 2013
Greg Chaffee	Term Expires 2012
Dennis McClary (Alternate)	Term Expires 2014
Betty Whipple	Ex Officio



**The State of New Hampshire  
Town of Langdon  
Town Warrant**

To the inhabitants of the Town of Langdon, County of Sullivan, in said State, qualified to vote in town affairs:

You are hereby notified to meet at the Municipal Building in said Langdon on Tuesday, the thirteenth day of March, at ten of the clock a.m. until seven p.m. Regular business meeting will commence at seven-fifteen p.m. at the Town Hall.

(Article 1 will be voted on by ballot during the day.)

**Article 1:** To choose all necessary officers for the ensuing year.

**Article 2:** To see if the Town will raise and appropriate the sum of Five-Hundred-Ninety-Two-Thousand and nine-hundred-ninety-six Dollars (\$592,996) for the general operating expenses of the Town. This article does not include special or individual articles addressed.

**Article 3:** To see if the Town will vote to raise and appropriate the sum of Two Thousand Five Hundred Dollars (\$2,500) for the capital expenses of the Fire Department.

**Article 4:** To see if the Town will vote to raise and appropriate the sum of Two Thousand Dollars (\$2,000) for the capital expenses of the Police Department.

**Article 5:** To see if the Town will vote to raise and appropriate the sum of Ten Thousand Dollars (\$10,000) to be added to the Fire Rescue Truck Capital Reserve Fund previously established.  
The Selectmen recommend this article.

**Article 6:** To see if the Town will vote to raise and appropriate the sum of Fifty-Thousand Dollars (\$50,000) for the purpose of Paving of Town Roads. Twenty-Five Thousand Dollars (\$25,000) to come from unreserved fund balance, Twenty-Five Thousand Dollars (\$25,000) to come from taxation.

**Article 7:** To see if the Town will vote to proceed with the development of a community kitchen and community meeting room to be constructed in the vacant area on the first floor of the municipal building next to the current Fall Mt. Food Shelf Facility. The total cost of this project is estimated to be \$300,000.  
**(This article does not raise or appropriate any funds.)**

**Article 8:** To see if the Town will vote to raise and appropriate the sum of Two Thousand Five Hundred Dollars (\$2,500) for the community kitchen project.

**Article 19:** To see if the town will vote to change the purpose of the capitol reserve fund previously established for the purchase of cemetery land to cemetery major projects fund. **(2/3 vote required for passage)**

**Article 10:** To see if the town will vote to raise and appropriate the sum of \$22,500 for the installation of fence on the road side of the lower cemetery and removal and pruning of problem trees in the upper cemetery and to authorize the removal of \$22,500 from the capital reserve fund previously established for cemetery major projects. This article is contingent on the passage of article 9.

**Article 11:** To Allow accounts

**Article 12:** To transact any other business that may legally come before this meeting.

Given under our hands and seal this 13th day of February in the year of our Lord, Two Thousand Twelve.

Ronald Batchelder

Betty Whipple

John Grant

A true copy of the warrant-attest

Ronald Batchelder

Betty Whipple

John Grant



**Langdon Town Meeting  
Meeting Minutes  
March 8, 2011**

Town Moderator Jeffrey Homes called the meeting to order at 7:30 p.m. He then led those assembled in the Pledge of Allegiance.

**Article 1:** To choose all necessary officers for the ensuing year.

**SELECTMAN FOR THREE YEARS**

John "Jay" Grant 112 Votes

**TOWN CLERK FOR THREE YEARS**

Angela Esslinger 170 Votes

**TREASURER FOR THREE YEARS**

Kathleen Beam 39 Votes

**TRUSTEE OF TRUSTE FUNDS FOR TWO YEARS**

Fred McKee 14 Votes

**TRUSTEE OF TRUST FUNDS FOR THREE YEARS**

Tina Christie 160 Votes

**CEMETERY TRUSTEE FOR THREE YEARS**

Gina Beach 21 Votes

**FIRE CHIEF FOR ONE YEAR**

Greg Chaffee 66 Votes

**SEXTON FOR ONE YEAR**

Curtis Barnes 171 Votes

**CHECKLIST SUPERVISOR FOR SIX YEARS**

Charles Grout Sr. 171 Votes

**Article 2:** Are you in favor of amending the Building Code Article 1, Paragraph B, Number 1, as proposed by the Planning Board to read:

Permits will be issued in *four (4)* parts. (1) A permit will be required for all dwelling foundations. (2) Upon completion of said foundation and approval of the same by the Building Inspector, a permit will be issued for the superstructure. (3) *A burner permit will be required upon a satisfactory inspection of said burner by the town Fire Chief or his designated inspector.* (4) A Certificate of Occupancy will be obtained from the Building Inspector before the building shall be occupied.

(Changes are in italics)

The amendment is submitted by the Selectmen and has the approval of the Planning Board. A copy of the proposed amendment is available in the Town Clerk's office.

BY BALLOT

121 YES

62 NO

**Article 3:** Are you in favor of amending the Building Code, Article 1, GENERAL PROVISIONS, Paragraph E, numbers 1&2, as proposed by the Planning Board, to read: 1. Access permit fee will be *according to the current schedule of fees*. 2. Temporary permits will be granted to commercial or industrial applicant upon proof of acceptable letter of credit or bond sufficient to insure the return of the area to its original condition. A non-refundable fee will be required when the application is made to the Road Agent *(See Current Schedule of Fees.)*

(Changes are in italics)

The amendment is submitted by the Selectmen and has the approval of the Planning Board. A copy of the proposed amendment is available in the Town Clerk's office.

BY BALLOT

133 YES

35 NO

**Article 4:** Are you in favor of amending the Building Code , Article 2 REGULATIONS ON DWELLINGS, as proposed by the Planning Board by DELETING ALL REFERENCES TO THE Basic Building Code (BOCA) and replacing with the "International Conference of Building Officials."

The amendment is submitted by the Selectmen and has the approval of the Planning Board. A copy of the proposed amendment is available in the Town Clerk's office.

BY BALLOT

113 YES

56 NO

**Article 5:** Are you in favor of amending the Building Code, Article 10 ENFORCEMENT, as proposed by the Planning Board, to read:

10. ENFORCEMENT. Upon any well-founded information that this Ordinance is being violated, the Selectmen shall, on their own initiative, take immediate steps to enforce the provisions of this Ordinance by seeking an injunction in the Superior Court or by any other appropriate legal action. Whoever violates any of the provisions of the above regulations shall *be subject to a fine or civil penalty as per NH RSA 676:17 as amended.* (Changes are in italics)

The amendment is submitted by the Selectmen and has the approval of the Planning Board. A copy of the proposed amendment is available in the Town Clerk's office.

BY BALLOT

114 YES

62 NO

**Article 6:** Are you in favor of amending the Zoning Ordinance, Article III, as proposed by the Planning Board, by making the subparagraphs relating to the definitions of Agricultural and Residential Use a new separate Article IV and by adding a reference to the definition of "agriculture" as found in NH RSA 21:34-a, to that definition as follows:

Proposed Organization:

Section III. Districting

For the purpose of regulating use of land and the location and construction of buildings, the Town of Langdon, NH shall be considered as one district with the following regulations and restrictions:

A. It shall be primarily a district of residential and agricultural use.

SECTION IV.

A. AGRICULTURAL USE shall mean land used for agriculture, horticulture, floriculture, silviculture and animal and poultry husbandry. Refer to RSA 21:34-a.

1. The marketing of home produce and/or products derived from the above would be according to RSA 2:34-a.

B. RESIDENTIAL USE as defined and regulated by the Building Code of 1965 and its revisions and amendments.

1. Each lot of record shall not contain more than one permanent dwelling.

2. Home industries that do not exceed the requirement of Section V-A will be exempt.

The amendment is submitted by the Selectmen and has the approval of the Planning Board. A copy of the proposed amendment is available in the Town Clerk's office.

BY BALLOT

127 YES

49 NO

**Article 7:** Are you in favor of amending the Zoning Ordinance, SECTION V, Commercial Industrial, by clarifying than an application for a commercial or industrial use requires a special exception from the Zoning Board of Adjustment, a permit issued by the Planning Board, and by making certain grammatical and wording changes throughout the section, as proposed by the Planning Board:

SECTION V. Commercial Industrial

A. Commercial and/or Industrial enterprises which would require more than one acre and/or two thousand square feet in ground floor area and/or require two or more employees, *will be required to obtain a special exception from the Zoning Board of Adjustment.* No business shall be permitted which would cause any undue hazard to health, safety or property values, or which is offensive to the public because of noise, vibration, excessive traffic, unsanitary conditions, noxious odor or similar reason.

1. *Upon request for a special exception by the petitioner, the Zoning Board of Adjustment will call a public hearing. Cost of advertising in local papers, notification of abutters, posting of notices and all other costs will be borne by the petitioner. The Zoning Board of Adjustment will hold a public hearing in accordance with Zoning Board of Adjustment rules and procedures and the New Hampshire Planning and Zoning statutes amended.*



2. The Town retains the right of final approval on all septic and/or sewer systems.
3. Sufficient off street parking will be provided for employees and patrons.
4. On premise advertising signs in connection with businesses receiving approval shall be considered as part of the application for commercial exception. They shall be limited to not more than twenty square feet and may be illuminated only by non-colored, non-flashing light. Location may not be within *ten (10) feet* of any public right of way or within one hundred fifty (150) feet of any intersection unless attached to a building.

B. Before *commercial* removal of soil, rock sand, gravel, loam or similar material:

1. A special exception must be received from the Zoning Board of Adjustment, including payment of all fees and costs.
2. *A permit must be received from the Planning Board in accordance with the Langdon Earth Excavation Regulations.*

C. No permanent tar-mix, asphalt or gravel crushing plant shall be set up within the borders of the Town of Langdon. Temporary permits of a ten (10) working day maximum duration *for the use of a portable rock crusher, may be applied for from the Administrator.*

(Changes are in italics)

The amendment is submitted by the Selectmen and has the approval of the Planning Board. A copy of the proposed amendment is available in the Town Clerk's office.

BY BALLOT

123 YES

57 NO

**Article 8:** Are you in favor of amending the Zoning Ordinance, SECTION VI, Non-Conforming Buildings, Lands, or Uses, Paragraph E., sub paragraph 5, as proposed by the Planning Board:

5. Placement of signs and lights will be *compatible with their surroundings and placed in such a manner as not to create a nuisance or hazard.*

(Changes are in italics)

The amendment is submitted by the Selectmen and has the approval of the Planning Board. A copy of the proposed amendment is available in the Town Clerk's office.

BY BALLOT

135 YES

35 NO

**Article 9:** Are you in favor of amending the Zoning Ordinance, SECTION VI, Non-Conforming Buildings, Lands, or Uses, Paragraph E., as proposed by the Planning Board, by adding a new sub paragraph 6.

6. *Specifically excluded from fees are: temporary signage for activities conducted by charitable organizations or governmental agencies unless signage is considered by the Administrator to be a commercial enterprise.*

The amendment is submitted by the Selectmen and has the approval of the Planning Board. A copy of the proposed amendment is available in the Town Clerk's office.

BY BALLOT

124 YES

39 N

**Article 10:** Are you in favor of amending the Zoning Ordinance, SECTION VIII, Penalty, as proposed by the Planning Board:

Every person , persons, firm or corporation violating any provisions of this ordinance shall be *subject to a fine or civil penalty as per RSA 676:17 as amended.*

(Changes are in italics)

The amendment is submitted by the Selectmen and has the approval of the Planning Board. A copy of the proposed amendment is available in the Town Clerk's office.

BY BALLOT

108 YES

53 NO

**Article 11:** To see if the Town will raise and appropriate the sum of Five-Hundred Ninety-Four-Thousand Seven Hundred Forty-Four Dollars (\$594,744) for the general operating expenses of the Town. This article does not include special or individual articles addressed.

A motion was made and seconded to open the article for discussion.

Marilyn Martin questioned whether the total for the budget was correct. The Selectboard and Administrative Assistant Bob Cuniff explained that the total included everything except special articles to be voted on individually.

Rob Chamberlain asked for an explanation of the total, noting that there is a lot more money to be raised from taxes than in prior years. He also asked for an explanation of how the tax rate would be affected in event of the article's passage.

Selectman Jay Grant responded that the town's portion of the rate would increase by \$1.16 per every \$1,000 in property value. He then stated that since the school rate previously decreased by eighty cents (\$0.80) per \$1,000, then factoring in the town rate, the overall tax impact for the town would actually be an increase of thirty-six cents (\$0.36) per every \$1,000 in valuation, or an overall increase of seven and a half percent (7.5%).

Selectman Grant then went of to explain the board's reasons for the budget increases. He said that during the previous fiscal year the highway department exceeded its budget due to extensive equipment repairs. In 2009 repairs cost the town \$17,532; in 2010 repairs cost the town \$18,865. Just in January and February 2011, repairs to highway equipment totaled \$11,470. Combined, in the last three years the town spent \$47,866 in repair costs for highway equipment.

At the budget hearing, the people asked the board to add \$25,000 to the highway budget in order to lease a new one-and-a-half ton truck through a three-year program. The existing plow and sander could be swapped over to the new vehicle. Those taxpayers at the hearing felt that \$25,000 for each of the next three years would be a fair cost to bear. Road Agent Todd Porter spoke to say that the town's older equipment is tired. It was noted by him and Selectman Grant that the town was very fortunate to have the new, bigger truck for this very difficult winter due to all the down time caused by repairs to the other department vehicles.

Fred Roentsch asked if the town would have any equity in a new vehicle that is leased. It was explained that the town would automatically have \$25,000 in equity through the first payment, and that at the end of the lease period there would be an option to buy the vehicle outright. The truck would also come with a full five-year, 100,000 mile warranty. At the end of the lease period, the town would own the vehicle outright.

Russ Lacroix asked if any consideration has been given to selling the Dodge truck. Selectman Grant said that after all the money spent on repairs, the board feels the best option is to keep the Dodge as a spare vehicle for the highway department. However, the town will sell the 1999 Ford truck, and could realize as much as \$5,500 from the sale.

UNANIMOUSLY PASSED BY VOICE VOTE

**Article 12:** To see if the Town will vote to discontinue the Langdon Police Department; and to remove all funding of the Langdon Police Department. (By petition)  
The Selectmen do not recommend this article.

A motion was made and seconded to open the article for discussion.

Selectman Grant said that after a great deal of research, the board has concluded that it is in the town's best interest to have its own police department. He noted that in the past years there have been some very scary calls, including an attempted suicide, a machete brought to school and the untimely deaths of two people in Alstead. It was noted that in the case of the deaths, those on the scene had to wait for three hours for the state police to arrive. Selectman Grant asked those assembled how long they would want to wait for the police in the event of an emergency, and noted that it is an issue of dollars versus lives.

Selectman Betty Whipple said that looking at the budget in terms of percentages, the police department and its proposed cruiser total only 11%. This amounts to a cost of \$50 per year on a house valued at \$100,000. If the article were to be approved by the voters, the town would still have to pay for mutual aid (\$3,000), and would also still have to pay for the time to use officers from other towns. The Selectboard asked the voters to consider: What do they want for safety, and at what price?



Selectman Grant said that, personally speaking, he is in favor of keeping the police department. He and Selectman Whipple both noted that the board now has an open, positive relationship with Chief Ray L' Abbe, and that furthermore the chief has done everything that has been asked of him by the board without question.

Dick Barnett then got up to speak, at length, on the matter. He stated that he disagreed with the board. He also stated that he had researched the issue and had come to the conclusion that using the state police would result in little or no cost to the town. He said that Alstead and Charlestown would be willing to back up the state police in Langdon. Mr. Barnett said that he could not present costs to those assembled because it would take a six-month trial period of using other department personnel to determine actual costs for taxpayers. He added that he, for one, thinks it's important to have police officers who have no other allegiances in town. Mr. Barnett claimed that last year, Acworth's police costs were only \$9,000, noting that that town relies on the state police for coverage. He then went on to question the use of the department's cruisers, stating that he doesn't think they are both used enough to warrant the expense to the taxpayers and that by dissolving the department the town can save a lot of money.

Mr. Barnett also said he questions the amount of use that the department's cruisers get, considering the number of miles of roads in town. He said that after he had done the math that he didn't think that the town was getting a good value for its money.

Others of those assembled had grown restless. A member of the audience asked Mr. Barnett if he had a point and if so to get to it. The moderator then acknowledged Shelly Barnes, who made a motion to pass over the article. The motion was seconded.

Dick Oldham was acknowledged by Moderator Holmes. He said that after reading the proposed article he had taken it upon himself to visit the state police barracks, where he talked at length with one Officer Scott Ellis. The state police, he said, confirmed the conclusions arrived at by the Selectboard. Mr. Oldham then called Mr. Barnett's talk "a big smokescreen." He said that Officer Ellis stated that he knows Chief L' Abbe, and that he told Mr. Oldham that the town needs to think long and hard before abolishing its police department. Mr. Oldham asked those assembled to think it over, and stated that he, for one, feels that Chief L' Abbe is an asset to the town.

Fred Roentsch made a motion to postpone indefinitely any further discussion of the article. Dough Beach made a motion to further amend the article to express the town's thanks and appreciation to the Langdon Police Department. The motion to postpone the article indefinitely was seconded.

PASSED BY VOICE VOTE

**Article 13:** To see if the Town will vote to raise and appropriate the sum of Thirty Thousand Four Hundred Fifteen Dollars (\$30,415) for the purchase of a 2011 Chevrolet Tahoe police cruiser; to authorize the withdrawal of Twenty-One Thousand Three Hundred Thirty-One Dollars (21,331) from the Police Department Cruiser Capital Reserve Fund previously established. The balance of Nine Thousand Eighty-Four Dollars (\$9,084) to come from general taxation.

A motion was made and seconded to open the article for discussion.

Shelly Barnes asked that the amount of money in the capital reserve fund be clarified. Selectman Grant then spoke to say that the board had also thoroughly investigated whether or not there is a need for a second police cruiser. He said that they concluded that from an insurance and liability standpoint it is not only preferable, but necessary for the town to have a dependable backup vehicle.

Selectman Grant addressed the number of miles of roads in town to be patrolled, which Mr. Barnett had previously raised an issue with. He acknowledged that Langdon doesn't have as many miles to cover as some other area towns. However, he then asked how many of the town's roadways are actually dead ends? He noted that once an officer in a cruiser goes up a dead end road, the same must turn around and come back down, which adds mileage and time to all patrols. There was a murmuring of agreement from those assembled.

Byron Niles asked where the town got the quote for the Tahoe, noting that it is impossible to buy that kind of vehicle for that price point at any area dealers. Selectman Grant said that he questioned the cost as well, and explained that the price reflects a state/government quote, which is significantly lower than retail cost. He further noted that the cost to the town is less than what it would cost an employee of Chevrolet to buy a similar vehicle.

The moderator was asked to call the question. There was a motion and second to do so. Moderator Holmes then told those assembled that a request had been made for the article to be addressed by paper ballot.

PASSED BY BALLOT

78 YES

18 NO

**Article 14:** To see if the Town will vote to raise and appropriate the sum of Two Thousand Dollars (\$2,000) for the purpose of continuing the fencing around the lower cemetery as mandated by state law.

A motion was made and seconded to open the article for discussion. There was no discussion of the article.

UNANIMOUSLY PASSED BY VOICE VOTE

**Article 15:** To see if the Town will vote to raises and appropriate the sum of Two Thousand Five Hundred Dollars (\$2,500) for the capital expenses of the Fire Department.

A motion was made and seconded to open the article for discussion. There was no discussion of the article.

UNANIMOUSLY PASSED BY VOICE VOTE

**Article 16:** To see if the Town will vote to raises and appropriate the sum of Two Thousand Dollars (\$2,000) for the capital expenses of the Police Department.

A motion was made and seconded to open the article for discussion. There was no discussion of the article.

PASSED BY VOICE VOTE

**Article 17:** To see if the Town will vote to raises and appropriate the sum of Ten Thousand Dollars (\$10,000) to be added to the Fire Rescue Truck Capital Reserve Fund previously established. The Selectmen recommend this article.

A motion was made and seconded to open the article for discussion. There was no discussion of the article.

UNANIMOUSLY PASSED BY VOICE VOTE

**Article 18:** To see if the Town will vote to raise and appropriate the sum of Thirty Thousand Dollars (\$30,000) for the state-mandated 2011 town-wide property revaluation, and to authorize withdrawal of Fifteen Thousand Dollars (\$15,000) from the capital reserve fund previously established for property revaluation. The balance of the funds to be raised from unreserved fund balance.

A motion was made and seconded to open the article for discussion. There was no discussion of the article.

UNANIMOUSLY PASSED BY VOICE VOTE

**Article 19:** To see if the Town will vote to raise and appropriate the sum of Fifteen Thousand One Hundred Thirty Dollars (\$15,130) to replace the roof on the Prentiss Covered Bridge.

A motion was made and seconded to open the article for discussion.



Marilyn Martin, treasurer for the Langdon Covered Bridge Association, noted that there has been no active fundraising for either of the town's covered bridges since repairs and restoration of both structures was essentially completed. The LCBA at present has approximately \$2,000 left to cover minor repairs.

It was noted that the shingles used on the roof of the Prentiss Bridge were not the proper type, and that new shingles will be the appropriate material. Everett Adams said that the original roof was covered in white cedar, whereas the new roof will be covered in hand-dipped red cedar shakes.

UNANIMOUSLY PASSED BY VOICE VOTE

**Article 20:** To see if the Town will vote to adopt a "Conduct of Officials/Code of Ethics" Ordinance pursuant to RSA 31:39-a, as proposed by the selectmen. (A copy of the ordinance is on file in the Town Clerk's office.)

A motion was made and seconded to open the article for discussion.

Fred Roentsch asked after the purpose of the article. Selectman Grant stated that the main purpose of the ordinance is to more specifically define what a conflict of interest would be. It was noted that conflicts of interest are addressed in state law, but that the town has the right to adopt a policy. The law does not specify the policy itself.

Bob Cuniff said that he feels that it is time for the town to adopt this kind of policy. He noted that Langdon has gotten bigger and spending has changed accordingly, which makes it important to put such a policy in place. He said that he has faith that the process involved in administering the ordinance would be fair.

Richard Morrison, who helped to draft the ordinance, said that it gives the town the chance to review issues as they arise, rather than having to rely on the Superior Court to handle any problems. Selectman Grant stated that if the article passes, all elected officials will be required to sign the ordinance as part of their swearing in process.

PASSED BY VOICE VOTE

**Article 21:** To see if the Town will vote to raise and appropriate the sum of Fifty Thousand Dollars (\$50,000) for the purpose of "shimming" Ball Hill Road. Twenty-Five Thousand Dollars (\$25,000) to come from unreserved fund balance, Twenty-Five Thousand Dollars (\$25,000) to come from taxation.

A motion was made and seconded to open the article for discussion.

It was explained by the Road Agent that before anything else can happen on Ball Hill Road it has to be shimmed in order to level out the surface. Once the shimming has been completed, the road can then be paved. Road Agent Porter explained that the paving of Ball Hill Road will be a two-year project.

PASSED BY VOICE VOTE

**Article 22:** To see if the Town will vote to adopt the provisions of NH RSA 72:61 through RSA 72:72, which provide for an optional property tax exemption from the assessed value, for property tax purposes, for persons owning real property, which is equipped with a solar energy system intended for use at the immediate site. Such property tax exemption shall be in the amount equal to 100% of the assessed value of qualifying equipment under these statutes. (By petition) The Selectmen recommend this article.

A motion was made and seconded to open the article for discussion.

Peter Bancroft spoke to say that there are a lot of ways to save energy, and he wonders why solar and wind power are being singled out when there are also other options available. Eileen Kruger answered, saying that the town needs to encourage alternative energy sources. The board explained that passage of the article would not create a break on existing property valuations, that only future installations would qualify for the exemption. Passage simply means that property owners will not be penalized for trying to choose green energy alternatives.

A voice vote was too close to call. Moderator Holmes asked for a show of hands.

PASSED BY A SHOW OF HANDS (67) THE AYES CARRIED THE ARTICLE

**Article 23:** To see if the Town will vote to adopt the provisions of NH RSA 72:61 through RSA 72:72, which provide for an optional property tax exemption from the assessed value, for property tax purposes, for persons owning real property, which is equipped with a wind powered energy system intended for use at the immediate site. Such property tax exemption shall be in the amount equal to 100% of the assessed value of qualifying equipment under these statutes. (By petition) The Selectmen recommend this article.

A motion was made and seconded to open the article for discussion.

Bart Centre asked what would happen if he decided to install a huge, 300-foot windmill in his property. The board clarified that the ordinance pertains to systems designed for personal use only. Further, the town's building code prevents structures over a certain height.

A question was asked about how the exemption would be applied if windmill owners choose to sell energy back to the utility companies. There as agreement that property owners who do that would be benefitting, in essence, from a kind of double tax break, which was deemed unfair. The board clarified that selling energy back to the grid makes soar powered systems commercial in nature, and thus renders them as ineligible for the property tax exemption.

PASSED BY VOICE VOTE

**Article 24:** To see if the Town will vote to have the Recreation Committee proceed with the development of an athletic field and playground area on the town office property. The field will be located adjacent to the entrance to Fall Mountain Physical Therapy and Athletic Training. The Recreation Committee will fund the project through donations.

A motion was made and seconded to open the article for discussion.

Mike Sweeney spoke to clarify that all projects undertaken by the committee will be funded through donations so as to avoid any tax burden for property owners. He noted that they already have equipment and materials committed, and would like to get started this spring. He added that the committee is also looking for more volunteers.

UNANIMOUSLY PASSED BY VOICE VOTE

**Article 25:** To see if the Town will vote to allow the Selectmen to accept the donation of land adjacent toe the upper cemetery for the purpose of expanding the cemetery.

A motion was made and seconded to open the article for discussion.

It was noted that the land in question is located next to the existing cemetery land. The Selectboard told those assembled that the town really needs to take the opportunity of expanding the cemetery by accepting the land while it is available.

UNANIMOUSLY PASSED BY VOICE VOTE

**Article 26:** To allow accounts.

A motion was made and seconded to open the article for discussion.



The Selectboard members presented their bill for service to Moderator Holmes. As per usual custom, there was joking about whether or not the board had actually earned their income.

#### PASSED BY VOICE VOTE

**Article 27:** To transact any other business that may legally come before this meeting.

A motion was made and seconded to open the article for discussion.

Polly Bancroft asked that the following article be put for the for a vote by the people: That a member of the Selectboard, in conjunction with the Langdon Community Club, other organizations and the community at large form a committee to implement the 2007 plan to develop space at the west end of the Municipal Building for a community center, kitchen and disaster relief area with a goal that the space be operational within two years or sooner.

Marilyn Martin, a member of the Community Club, said that she and others are willing to direct their energy toward making the project happen. She noted that it is the only space in town that can be used in the manner proposed.

Selectman Grant said the board had discussed moving the food shelf into the same area of the building. He said that they were not aware of the previous plan for the space and that as such they do not wish to move anyone into the space that cannot then also be easily removed.

It was said that there needs to be a commitment to use the space for its intended purpose per the 2007 vote. To that end, it would be wise to form a committee to investigate the potential costs. There was general agreement among those gathered that a commitment to make the space operational within two years, without any idea of the related costs, is not a smart fiscal way to proceed.

A motion was made to amend the article by adding language stating that the committee will report back to the town on the matter in a year's time. The article was further amended to state that the space in question will be held by the town for a year while a study is conducted in order to make recommendations. Both amendments were seconded.

Moderator Holmes asked for a motion on the article as amended. The motion was made and seconded.

#### UNANIMOUSLY PASSED BY VOICE VOTE

Chops Polcari asked the public to express its thanks to Road Agent Todd Porter for the excellent job he has been doing. There was a round of applause for Road Agent Porter.

Mr. Polcari went onto say that the Planning Board is working closely with Southwest Region Planning Commission. He said that Langdon is behind the times on things like development of a cohesive master plan. It was noted that the so-called master plan currently in place is not really a master plan at all, and must be addressed by the town.

In its work with SWRPC, the Planning Board is looking into developing a vision statement for the town. Additionally, the town's land use documents absolutely must be updated. Going forward, the Planning Board would like to have the input of the community on how to proceed, and to that end invites one and all to a public meeting on Wednesday, March 16<sup>th</sup> at 7 p.m.

Caroline Cross spoke to say that the Heritage Commission wishes to express its thanks for all the community support it received, particularly in light of the huge town project that was done in 2010. She noted that the commission is still looking for volunteers to help in the collection of town historical documents, photographs and other material of interest.

The quilt raffle was won by Cora Fletcher of Athens, Vermont.

Selectman Grant asked that there be a public thank you to Jennifer Doyle for her years of service as Langdon Town Clerk. There was a round of applause for Town Clerk Doyle.

The meeting adjourned at 9:45 p.m.

Respectfully submitted,  
Jennifer L. Doyle  
Langdon Town Clerk  
March 11, 2011

1	2	3	4	5	6	7
Acct. #	Purpose of Appropriations (RSA 32:3,V)	Warr. Art.#	Appropriations Prior Year As Approved by DRA	Actual Expenditures Prior Year	Appropriations Ensuing FY (Recommended)	Appropriations Ensuing FY (Not Recommended)
<b>GENERAL GOVERNMENT</b>						
4130-4139	Executive (Town Officers Salaries)		24,600	25,344	28,000	
4140-4149	Election, Reg & Vital Statistics		1,500	1,786	4,500	
4150-4151	Financial Admin (Town Officers Exp.)		34,500	37,656	41,800	
4152	Revaluation of Property		33,500	35,549	10,500	
4153	Legal Expense		4,500	846	4,500	
4191-4193	Planning & Zoning		2,000	1,028	2,000	
4194	General Government Buildings		40,000	39,872	40,000	
4195	Cemeteries		7,500	5,046	7,000	
4196	Insurance		25,000	19,296	23,600	
4197	Advertising & Regional Assoc.		2,000	1,157	2,000	
4199						
<b>PUBLIC SAFETY</b>						
4210-4214	Police		36,000	33,863	36,000	
4210-4214	School Resource Officer		59,420	58,821	61,400	
4215-4219	Ambulance		8,424	8,424	8,424	
4220-4229	Fire		28,000	27,904	28,000	
<b>HIGHWAYS &amp; STREETS</b>						
4312	Highways & Streets		200,000	199,635	180,000	
<b>SANITATION</b>						
4324	Solid Waste Disposal		39,000	36,649	39,000	
<b>HEALTH</b>						
4414	Pest Control (Dogs)		1,000	501	1,000	
4415-4419	Health Agencies & Hosp. & Other		1,000	1,533	1,500	
<b>WELFARE</b>						
4441-4442	Admin. & Direct Assistance		2,500	0	2,500	
4445-4449	Vendor Payments & Other		5,000	500	5,000	
<b>CULTURE &amp; RECREATION</b>						
4550-4559	Library		1,100	1,100	1,100	
4583	Patriotic Purposes		200	200	200	
4589	Other Culture & Recreation		1,000	1,000	1,000	
<b>DEBT SERVICE</b>						
4711	Principal Long Term Bonds & Notes		55,000	55,000	55,000	
4721	Interest Long Term Bonds & Notes		12,000	11,241	8,972	
<b>CAPITAL OUTLAY</b>						
4903	Buildings		0	13,201	0	
4903	Covered Bridge Roof		15,130	11,460	0	
4902	Cemetery Fence		2,000	2,000	0	
4902	Community Kitchen Project		0	0	2,500	
4902	Fire Equipment		2,500	2,500	2,500	
4902	Generator (Fund Balance)		0	21,425	0	
4902	Highway Paving		50,000	50,000	50,000	
4902	Police Cruiser		30,415	30,415	0	
4902	Cemetery Major Projects		0	0	22,500	
4902	Police Equipment		2,000	1,535	2,000	
<b>OPERATING TRANSFERS OUT</b>						
4915	To Capital Reserve Fund					
	Rescue Vehicles		10,000	10,000	10,000	
	Property Revaluation		0	0	0	
<b>TOTAL APPROPRIATIONS</b>			<b>736,789</b>	<b>746,487</b>	<b>682,496</b>	
<b>LESS REVENUES</b>			<b>353,686</b>	<b>444,435</b>	<b>321,441</b>	
<b>TAXES TO BE RAISED</b>			<b>383,104</b>	<b>373,823</b>	<b>361,055</b>	



1	2	3	4	5	6
Acct. #	Source of Revenue	Warr. Art.#	Estimated Revenues Prior Year	Actual Revenues Prior Year	Estimated Revenues Ensuing Year
<b>TAXES</b>					
3120	Land Use Change Tax		0	0	0
3185	Timber Taxes		500	862	500
3190	Interest & Penalties on Delinquent Taxes		8,000	13,579	10,000
3187	Excavation Tax (\$.02 cents per cu yd)		200	229	200
<b>LICENSES, PERMITS &amp; FEES</b>					
3210	Business Licenses & Permits		0	0	0
3220	Motor Vehicle Permit Fees		100,000	105,000	95,000
3230	Building Permits		1,000	960	800
3290	Other Licenses, Permits & Fees		4,500	4,552	4,000
<b>OTHER GOVERNMENTS</b>					
3379	Charlestown Forest Fires		0	1,689	0
3379	FROM FMRSD (School Resource Officer)		59,420	86,610	61,400
<b>FROM STATE</b>					
3351	Shared Revenues		0	0	0
3352	Meals & Rooms Tax Distribution		28,500	30,715	28,500
3353	Highway Block Grant		50,203	52,230	48,292
3355	Misc. State Revenues		0	30	0
3356	State & Federal Forest Land Reimbursement		731	649	649
3359	Other Pension Offset		0	163	0
3379	FROM OTHER GOVERNMENTS (Court Fines)		600	995	600
<b>CHARGES FOR SERVICES</b>					
3401-3406	Income from Departments (Solid Waste)		0	0	0
3401-3406	Income from Departments (Cemetery)		0	0	0
<b>MISCELLANEOUS REVENUES</b>					
3501	Sale of Municipal Property		1,500	5,300	0
3502	Interest on Investments		0	1,766	500
3503-3509	Other (Copies, Maps, Histories)		0	202	0
3503-3509	Other (Refunds)		3,200	2,409	1,500
3503-3509	Other (Rent of Property)		19,000	25,004	22,000
<b>INTERFUND OPERATING TRANSFERS IN</b>					
3915	Revaluation (Fund balance)		15,000	15,000	0
3915	Paving (Fund Balance)		25,000	25,000	25,000
3915	Moose Plate Grant (Town Hall Foundation)		0	11,235	0
3915	Generator (Fund Balance)		0	21,425	0
3915	From Capital Reserve Funds		36,331	38,831	22,500
<b>OTHER FINANCING SOURCES</b>					
3394	Proceeds from Long Term Bonds and Notes		0	0	
<b>TOTAL ESTIMATED REVENUE &amp; CREDITS</b>			<b>353,685</b>	<b>444,435</b>	<b>321,441</b>

## GENERAL FUND BALANCE SHEET

	Jan. 1, 2011	Dec. 31, 2011
<b>Current Assets:</b>		
Cash and equivalents:	\$518,088	\$566,833
Taxes Receivable:	\$100,530	\$124,182
Liens Receivable:	\$ 37,731	\$50,403
Accounts Receivable:	\$19,920	\$0
Due from other Funds	\$ 2,400	\$0
<b>Total Assets:</b>	<b>\$678,269</b>	<b>\$714,418</b>
<b>Liabilities and Fund Equity</b>		
Due to School District:	\$396,689	\$371,904
Warrants and Accounts Payable:	\$ 46,291	\$0
<b>Total Liabilities:</b>	<b>\$442,980</b>	<b>\$371,904</b>
<b>Fund Equity:</b>		
Unassigned:	\$235,289	\$369,514
<b>Total Fund Equity:</b>	<b>\$235,289</b>	<b>\$369,514</b>
<b>Total Liabilities and Fund Equity:</b>	<b>\$678,269</b>	<b>\$714,418</b>

**REPORT OF THE TOWN TREASURER  
FOR THE FISCAL YEAR 2011**

Cash Balance on hand on January 1, 2011		<b>\$518,087.59</b>
Remittance from the Tax Collector	1,526,751.89	
Remittance from the Town Clerk	109,552.00	
Total - Town of Langdon		1,636,303.89
Remittance from State of NH		
Highway Block Grant	52,229.68	
Rooms & Meals Tax	30,714.88	
Total - State of New Hampshire		82,944.56
Miscellaneous Receipts		
School Resource Officer Reimbursement	86,610.14	
Permits	960.00	
Court Reimbursement	995.00	
Rent Baker Building	25,004.04	
Refunds and overpayments	137.57	
Interest Income Money Market Acct	1,765.74	
Copying and Tax Maps	201.75	
Void Checks	80.31	
Forest Fire Reimbursement	1,689.58	
Planning Board	57.95	
Transfer from Trust Funds	38,831.00	
Transfer from Heritage Commission	11,235.00	
Sale of Town Property	5,300.00	
Taxes in Lieu Fall Mt. Forest	648.78	
Miscellaneous Income	2,302.44	
Total Miscellaneous		175,819.30
Total Income		<b>\$1,895,067.75</b>
Paid on Selectmen's Orders	1,680,558.20	
Police, Highway, and Town Officer Payroll Acct	160,000.00	
Bank Fees	161.00	
Non Sufficient Funds Chk	6,519.12	
Supplies - Check Order	84.06	
Total Expenditures		<b>\$1,847,322.38</b>
Balance on hand December 31, 2011		<b>\$565,832.96</b>

Respectfully Submitted,

Kathleen A. Beam, Treasurer



NH DEPARTMENT OF REVENUE ADMINISTRATION  
MUNICIPAL SERVICES DIVISION  
P.O. BOX 487, CONCORD, NH 03302-0487  
(603)230-5090

## TAX COLLECTOR'S REPORT

For the Municipality of Langdon Year Ending 2011

### DEBITS

UNCOLLECTED TAXES BEG. OF YEAR*		Levy for Year of this Report 2011	PRIOR LEVIES (PLEASE SPECIFY YEARS)	
			2010	
Property Taxes	#3110		108857.74	
Resident Taxes	#3180			
Land Use Change	#3120			
Yield Taxes	#3185		103.00	
Excavation Tax @ \$.02/yd	#3187		17.32	
Utility Charges	#3189			
Interest			-5.77	
Property Tax Credit Balance**				
Other Tax or Charges Credit Balance**		(8.05)		
TAXES COMMITTED THIS YEAR			For DRA Use Only	
Property Taxes	#3110	1,476,702.43		
Resident Taxes	#3180	-		
Land Use Change	#3120	-		
Yield Taxes	#3185	862.06		
Excavation Tax @ \$.02/yd	#3187	228.60		
Utility Charges	#3189			
Other Charges-Bad Check		25.00		
OVERPAYMENT REFUNDS				
Property Taxes	#3110	1,104.91		
Resident Taxes	#3180			
Land Use Change	#3120			
Yield Taxes	#3185			
Excavation Tax @ \$.02/yd	#3187			
Interest - Late Tax	#3190	1,134.82	5479.92	
Cost Before Lien			640.50	
TOTAL DEBITS		1480049.77	115117.71	\$

\*This amount should be the same as the last year's ending balance. If not, please explain.

\*\*Enter as a negative. This is the amount of this year's amounts pre-paid last year as authorized by RSA 80:52-a.

\*\*The amount is already included in the warrant & therefore in line #3110 as positive amount for this year's levy.

**TAX COLLECTOR'S REPORT**For the Municipality of Langdon Year Ending 2011**CREDITS**

REMITTED TO TREASURER	Levy for Year of This Report	PRIOR LEVIES (PLEASE SPECIFY YEARS)		
		2010		
Property Taxes	1354451.88	63093.98		
Resident Taxes				
Land Use Change				
Yield Taxes	862.06	103.00		
Interest (include lien conversion)		640.50		
Penalties - Interest	1134.82	5479.92		
Excavation Tax @ \$.02/yd	228.60	17.32		
Other Charges - Bad Check	25.00	25.00		
Conversion to Lien (principal only)		45625.72		
<b>DISCOUNTS ALLOWED</b>				
<b>ABATEMENTS MADE</b>				
Property Taxes	966.10	119.90		
Interest		12.37		
Resident Taxes				
Land Use Change				
Yield Taxes				
Excavation Tax @ \$.02/yd				
Utility Charges				
<b>CURRENT LEVY DEEDED</b>				
<b>UNCOLLECTED TAXES - END OF YEAR #1080</b>				
Property Taxes	124360.30	18.14		
Interest		-18.14		
Land Use Change				
Yield Taxes				
Excavation Tax @ \$.02/yd				
Utility Charges				
Property Tax Credit Balance**	-1978.99			
Other Tax or Charges Credit Balance**	< >			
<b>TOTAL CREDITS</b>	<b>1480049.77</b>	<b>115117.71</b>	<b>\$</b>	<b>\$</b>

\*\*Enter as a negative. This is the amount of taxes pre-paid for next year as authorized by RSA 80:52-a  
(Be sure to include a positive amount in the appropriate taxes or charges actually remitted to the treasurer).

## TAX COLLECTOR'S REPORT

For the Municipality of Langdon Year Ending 2011

## DEBITS

	Last Year's Levy	PRIOR LEVIES (PLEASE SPECIFY YEARS)		
	2010	2009	2008	2007
Unredeemed Liens Balance - Beg. Of Year	0.00	33555.10	9176.19	0.00
Liens Executed During Fiscal Year	49499.55	0.00	0.00	0.00
Interest & Costs Collected (After Lien Execution)	899.95	3366.82	2648.96	0.00
<b>TOTAL DEBITS</b>	<b>50399.50</b>	<b>36921.92</b>	<b>11825.15</b>	<b>0.00</b>

## CREDITS

REMITTED TO TREASURER		Last Year's Levy	PRIOR LEVIES (PLEASE SPECIFY YEARS)		
		2010	2009	2008	2007
Redemptions		17063.79	15504.37	9177.27	
Interest & Costs Collected (After Lien Execution)	#3190	899.66	3366.82	2647.88	
Abatements of Unredeemed Liens		83.75	0	0	
Liens Deeded to Municipality		0	0	0	
Unredeemed Liens Balance - End of Year	#1110	32352.30	18050.73	0	
<b>TOTAL CREDITS</b>		<b>50399.50</b>	<b>36921.92</b>	<b>11825.15</b>	<b>\$</b>

Does your municipality commit taxes on a semi-annual basis (RSA 76:15-a) ? Yes

Under penalties of perjury, I declare that I have examined the information contained in this form and to the best of my belief it is true, correct and complete.

TAX COLLECTOR'S SIGNATURE Andrea J Cheaney DATE 02-08-2012



REPORT OF THE LANGDON TAX COLLECTOR  
FISCAL YEAR 2011

Thank you for a great year. My Monday hours are working out wonderfully for those of you that like to pay person (the hours will appear on your tax bill). I will continue the same schedule in 2012. The lock box in the town office is for collection of check or money order payments. Please don't ask the Town Clerk to accept of taxes she is not authorized. I am available by appointment; please call 603-835-6260 to arrange an appointment. Payments may also be mailed to PO Box 335 Alstead NH 03602; I accept the **postmark** as the payment date. I have also added an email account I can be reached at: **Langdontaxcollector@yahoo.com**

In 2012 I will be attending training programs offered by the New Hampshire Department of Revenue Administration and The New Hampshire Tax Collectors Association.

Hope to see you at Town Meeting!

**2012 Tax Year Important Dates**

February –Mail Notice of Arrearage (unpaid taxes and interest for 2011)  
March – Notice of Arrearage Due (unpaid taxes and interest for 2011)  
April – Lien Notices issued (unpaid taxes and interest for 2011)  
May – Lien Notice due (if 2011 taxes and interest are unpaid lien issued with the Sullivan County Registry of Deeds and additional fees are added to balance)  
2012 1<sup>st</sup> issue tax bills are mailed.  
June – 2012 1<sup>st</sup> issue tax bills due  
Deed notices mailed for 2009 taxes, fees and interest  
July – Deed notice due for 2009 taxes, fees and interest are due.  
October – Receive new tax rate from NH Department of Revenue Administration  
November – 2012 2<sup>nd</sup> issue tax bill  
December – 2012 2<sup>nd</sup> issue tax bill due

**Interest Rates For Late Payments:**

Current Years Tax bills – 12%

Taxes currently in the Lien or Deed process – 18% (also subject to additional fees and costs for filing and research)

Land Use Change Tax (Current Use Changes) – 18%

Yield Tax (Timber Tax) – 18%

Excavation Tax (Gravel Tax) – 18%

Respectfully submitted,  
Andrea J. Cheeney  
Tax Collector

I don't suppose we will ever get to the point where people are pleased to pay taxes, but we owe it to them to see that the collection is done as efficiently as possible, as courteously as possible, and always honestly."

Lyndon B. Johnson

**Town Clerk Report**  
**January 1, 2011 – December 31, 2011**

---

**Fees Collected**

Motor Vehicle Permits Issued (1040 approx)

Total Registration & Title Fees Collected \$ 109,552.00

Vital Record Fees \$ 60.00

UCC, Election & Miscellaneous Fees \$ 356.18

Dog Licenses Issued - 148

Dog License & Fines \$ 928.50

Dog License – remitted To State \$ 425.00

---

\$ 110,471.68

New Hampshire Law requires all dogs to be registered each year by April 30. Dogs under the age of 2 must have had a valid rabies vaccination within 12 months. Dogs 2 years and older must have a valid shot within 24 months. These rabies certificates as well as spaying and neutering certificates will be kept on file.

**2012 Dog License Information**

Puppy (ages 4-7 months) \$7.50

Neutered or spayed dogs \$7.50

Unaltered male or female dog \$10.00

Senior citizen dog \$3.00

(owner who is 65 years old or older on the first dog only)

The Town Clerk's office has many services for the community that perhaps not everybody is aware of. Here are a few of them: Motor Vehicle registrations; Alstead Transfer Station stickers, notary services, marriage licenses, voter registration, and dog licenses, which are due by April 30 of each year.

During 2012, several elections will be required throughout the year. The Town Meeting and election will be on March 13 from 10:00am to 7:00pm. The statewide Primary Election will be held on September 11 and the General Election will be held on November 6.

I wish to thank Bob Cuniff, Kathie Beam and Helen Koss for their support. They are a valuable asset to the town and I truly appreciate their help. I would also like to thank the Board of Selectpeople for their ongoing support.

Angela Esslinger

Office Hours:

Wednesday and Thursday 4:30 – 7:00pm

First Saturday of each month 8:00 – 11:00am

[langdontownclerk@gmail.com](mailto:langdontownclerk@gmail.com)

## Summary of Inventory Valuation 2011

<u>Land Type</u>	<u>Acreage</u>	<u>Valuation</u>
Current Use	7,282.97	\$1,017,169
Residential	2,130.16	\$19,623,631
Commercial/Industrial	159.94	\$1,327,610
<b>Total of Taxable Land:</b>	<b>9,573.07</b>	<b>\$21,968,410</b>
Tax Exempt and non-taxable	579.74	\$1,713,305
<b><u>Value of Buildings Only:</u></b>		
Residential		\$34,983,000
Manufactured Housing		\$ 785,300
Commercial / Industrial		\$ 1,987,200
<b>Total of Taxable Buildings:</b>		<b>\$37,755,500</b>
Tax Exempt and Non Taxable		\$ 7,538,300
<b><u>Public Utilities:</u></b>		<b>\$ 739,700</b>
<b>Total Valuation before Exemptions:</b>		<b>\$60,463,610</b>
Less Elderly Exemptions		\$ 325,000
<b>Net Value for Municipal Tax Rate:</b>		<b>\$60,138,610</b>
Less Utilities		\$ 739,700
<b>Net Value for State Education Tax Rate</b>		<b>\$59,398,910</b>



### 2011 Tax Rate Calculation

Gross Town Appropriations	\$736,789	
Less Revenues	\$317,809	
Less Fund Balance Used	\$65,000	
Add overlay	\$ 19,893	
Add War Service Credits	\$ 26,500	
Net Town Appropriation:		\$400,323
Regional School Apportionment	\$1,367,937	
Less Adequate Education Grant	(\$444,890)	
Less State Education Taxes	(\$144,332)	
Net Local School Appropriation:		\$778,715
State Education Tax		\$144,332
County Tax		\$177,696
Total Property Taxes Assessed:	\$1,501,066	
Less War Service Credits	(\$26,500)	
Total Property Tax Commitment:		\$1,474,566

#### 2010 Tax Rate:

Town	\$6.66
School	\$12.95
State Education	\$2.43
County	\$2.95

**TOTAL RATE:     \$24.99**

## LANGDON SELECTBOARD REPORT

This past year has been a quiet but busy year for the Selectboard. Many of the projects we took on were an attempt to reduce the cost of maintaining the municipal building. We participated in an energy audit, conducted at no cost to the town by the Southwest Regional Planning Commission. The results showed us where we could reduce our electric and energy consumption. We started by installing programmable thermostats with lock boxes. This allows us to reduce the heating cost while the building is unoccupied. We also had photo cells and timers installed on the exterior lighting of the building to reduce electricity usage. Three additional new windows were installed as part of the ongoing process to upgrade the energy efficiency of the building. The five electric meters coming into the building were combined into one thus reducing the meter charges. This was in conjunction with the installation of the generator, which was voted on by the town.

We also made a series of moves that have been requested by the NH Dept. of Revenue Administration. The first was to hire a Certified Public Accountant to perform the annual audit of town financial records. This was done after the resignation of Richard Morrison as the Town Auditor. A collateralization agreement protecting town assets was signed with the Bank. This was also requested by the DRA.

This past year we conducted a statistical re-evaluation of all taxable property in town. When we were done with the revaluation, the town assessors (Comerford, Nieder, Perkins, LLC) put forth a proposal to do the mandatory full revaluation of the town over the next five years at a total cost of less than \$40,000. This can now be paid for through yearly operating expenses instead of having to appropriate large sums of money through special warrant articles.

Some other items completed this past year were roofs on the generator and the outside air conditioner, a wheel chair ramp in the back of the voting room, and the new roof on the Prentiss Covered Bridge. The plowing of the municipal building and the fire station will be done by the road agent this year. Winter sand came off town property again this year.

We would like to take this opportunity to thank Bob Cuniff for the great job he has done as administrative assistant. We would also like to thank the people who served on all of the boards, committees, and clubs this past year. Thank you also to the police, fire, and highway departments for a great job this past year.

Respectfully submitted

Ron Batchelder

Betty Whipple

Jay Grant

Langdon Selectboard

## Langdon Fire Chief's Report 2011

The Langdon Fire and Rescue responded to 85 calls in 2011

Rescue Calls	47	Flooded Road	1
Tree + Wire down	18	Control Burn	1
Mutual Aid	7	Propane Leak	1
Smoke Detector	5	Chimney Fire	1
CO Detector	2	Smoke Investigation	1
Structure Fire	1		

Our department welcomed 5 new members this year. These new members are working hard to gain experience and update their certifications. This brings our roster to 18 active members.

We continue to hold weekly meetings, drills and training sessions. We meet on Sunday mornings to go over the trucks and equipment to make sure everything is in good working order.

During 2011 we hosted several training sessions at our fire station:

\*Clandestine Lab Awareness presented by Les Cartier from the State of New Hampshire Fire Marshall's Office. Fire and Police personnel from 10 area towns attended this training session.

\*2011 Spring Forest Fire Federation Meeting-attended by 44 people throughout state of New Hampshire

\*Golden Cross Ambulance Service trained with our rescue personnel.

\*First Responders Recertification Class-attended by 7 area towns

\*SCBA (Scott Breathing Apparatus), PPE (Personal Protective Equipment) and Search and Rescue Training-attended by 3 area towns

We were able to attend training in area towns for the following:

\*DHART training in Walpole

\*Pumping drill in Walpole

\*State SCBA Smoke Trailer in Charlestown

During the August Hurricane, our department manned the fire station from 8:00 AM to 6:00PM responding immediately to calls.

We participated in 3 area Fire Parades this fall at Bellows Falls, Claremont and Keene.

We were able to do our annual town activities again this year with the Mother's Day Breakfast, Homecoming Weekend at Fall Mt. High School, Fire Safety Education Presentation (Sarah Porter School and Early Learning Center), Langdon Fall Festival and Halloween. We want to, again, thank the community for their continued support of our department.

Although it was a very busy year for us, it was encouraging to see the growth our department made. I want to thank the members for unselfishly giving their valuable time to our community fire and rescue departments. I am proud of the dedication and commitment our members show every day. I would also like to thank the Langdon Police Department and Highway Department for working so closely with us.

To report an emergency, you may dial 911 or 352-1100.

Respectively Submitted,

Greg Chaffee  
Langdon Fire Chief

## **POLICE CHIEF'S REPORT**

Well folks it's that time of year that all of the towns department heads have to submit their reports. It's hard to believe another year has come and gone. First and foremost I would like to thank the people of Langdon, the Selectboard, and the Fire Department for their overwhelming support at last year's Town Meeting. It makes every officer in the Police Department more willing and proud to serve a town that appreciates what we do.

We have seen a decline in residential burglaries and fewer accidents over this past year. For the first ten months we had no accidents and then we responded to four in the last two months. Unfortunately, at the time of writing this report at the end of January, we have already had four accidents. This can be attributed to the lack of snow banks. Vehicles end up into trees and over embankments with no snow banks to stop or slow them down. We had three business burglary incidents this year and I am happy to say that the persons responsible for them are in jail awaiting trial. We also had a summer home that was broken into and every piece of copper pipe was cut from the cellar. The property owner is in Florida and I contacted him on his cell phone and he informed me of a trail camera and its location. We now have two suspects in that case.

There has been a rumor floating around for quite awhile now that some of the officers including myself had grandfathered certifications. There is no such thing as a grandfathered certification. Each and every officer in this Department has graduated from the New Hampshire Police Academy. It's the law.

The new cruiser went into service in June and I am happy to say that we are saving a lot of money not only on repairs but also with better fuel milage.

All area police chiefs and officers from the NH State Police, Vermont State Police, and the Sheriff's Department have been meeting monthly over the past year to share intelligence. This has yielded positive results as several suspects have been apprehended or are being watched as a result.

As of the first of the year, all area departments have joined the crime stoppers program. This is a non-profit organization where someone call in a tip on criminal activity for a reward. There is no cost to the town. I would like to thank the fire and highway departments for their continued support this year. It makes all our jobs easier when we work together.

Respectfully submitted:

Ray L'Abbe, Chief



## **Road Agent's Report 2011**

Another year has come and gone and I have accomplished a lot this year. Culverts were replaced on the following roads: Winch Hill, Kelly Rd., Currier Rd., and Crane Brook Rd. I have approximately six culverts to replace in 2012. All roadside mowing was completed this year with a schedule of mowing every other year.

Paving of Ball Hill Road was started in June with a completion date of July, 2012. Crack sealing was done on Walker Hill and Cheshire Turnpike with the rest of the paved roads to be crack sealed in 2012.

Ditching was done on Hemlock Rd., Tory Hill Rd., Holden Hill Rd., Greene Rd. Meany Rd. and the upper end of Cold River Rd. In 2012 the lower end of Cold River Rd., the upper part of Tory Hill Rd. and Jewitt Rd. will be ditched.

Kelley Rd., Mason Rd., Winch Hill Rd., Holden Hill Rd., Currier Rd., Cold River Rd., and Mellish Rd. were graveled this year. Hemlock Rd., Mellish Rd., and the lower end of Winch Hill Rd. will be graveled in 2012.

Two unforeseen problems arose this year: The Culvert on Crane Brook Rd. by the Beaver Pond plugged up causing the pond to rise within inches of the road. The culvert was replaced with a 2ft. by 53 ft. culvert. Part of Cold River Road washed out due to a large tree falling into the river causing the embankment to wash away from the roots of the tree. This was repaired by placing ledge stone on the shoulder of the road to stabilize the road.

Equipment costs have decreased from 2010 and I would like to thank the townspeople for the two new trucks. This not only makes me more efficient, but saves the town money in the long run. (Repairs, fuel, and time)

Finally I would like to thank the townspeople, the fire department, the police department, and my part time helper, Kevin Beal, for support and help throughout the past year. I hope to have continuing support from everyone in the upcoming years.

Respectfully,

Todd Porter

### **Building Inspector's Report**

In closing out the year of 2011, we had no requests for new home permits. This is not surprising due to economic conditions nation-wide. We did have a request for a R.P.S.F. (Frost Proof Shallow Foundation. This would do away with the now required foundation at least four feet below grade. I referred this to the Zoning Board of Adjustment and a variance was granted. (One-time exception)

The following is a list of Permits issued in 2011:

- 1 - Frost Proof Shallow Foundation – Garage
- 3 - Additions
- 2 - Garages
- 2 - Decks and Porches
- 6 - Storage Sheds
- 3 - Barns

17 Total Permits issued.

Thank you for your cooperation in the permitting process.

Respectfully Submitted:

Everett L. Adams

Langdon Building Inspector

### **FOREST FIRE WARDEN'S REPORT – 2011**

This year was very quiet with regards to fires. No fires in Langdon or other close towns.

The fire department hosted the spring meeting of the State of New Hampshire Federation of Forest Fire Wardens Associations and enjoyed a very good turn-out. My three deputies and I continue to attend our state training meetings so we will be prepared. We, along with our fire department members, also service the forest fire equipment.

Thank all of you for your cooperation. Please contact me with any questions.

Respectfully submitted,

Fred P. Roentsch

Forest Fire Warden

835-6693

## Report of Forest Fire Warden and State Forest Ranger

Your local Forest Fire Warden, Fire Department, and the State of New Hampshire Division of Forests & Lands, work collaboratively to reduce the risk and frequency of wildland fires in New Hampshire. To help us assist you, please contact your local Forest Fire Warden or Fire Department to determine if a permit is required before doing **ANY** outside burning. Under State law (RSA 227-L:17) a fire permit is required for all outside burning, unless the ground is completely covered with snow. The New Hampshire Department of Environmental Services also prohibits the open burning of household waste. Citizens are encouraged to contact the local fire department or DES at 603-271-1370 or [www.des.state.nh.us](http://www.des.state.nh.us) for more information. Safe open burning requires diligence and responsibility. Help us to protect New Hampshire's forest resources. For more information please contact the Division of Forests & Lands at (603) 271-2214, or online at [www.nhdfi.org](http://www.nhdfi.org).

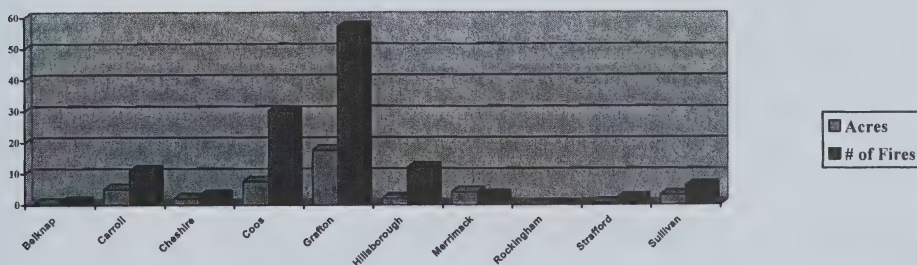
Both in terms of the number of fires, as well as the number of acres burned, this past fire season was the smallest since records have been kept. Extensive rainfall virtually all season long kept the fire danger down. When fires did start they were kept very small. The largest fire for the season was only 5.4 acres which occurred in Littleton on May 2nd 2011. There was however a small window of high fire danger in the northern third of the state during July when little rainfall was recorded. During this time there were a number of lightning started fires which are fairly unusual in New Hampshire. As has been the case over the last few years, state budget constraints have limited the staffing of our statewide system of 16 fire lookout towers to Class III or higher fire danger days. Despite the reduction in the number of days staffed, our fire lookouts are credited with keeping most fires small and saving several structures due to their quick and accurate spotting capabilities. The towers fire spotting was supplemented by contracted aircraft and the NH Civil Air Patrol when the fire danger was especially high. Many homes in New Hampshire are located in the wildland urban interface, which is the area where homes and flammable wildland fuels intermix. Several of the fires during the 2011 season threatened structures, a constant reminder that forest fires burn more than just trees. Homeowners should take measures to prevent a wildland fire from spreading to their home. Precautions include keeping your roof and gutters clear of leaves and pine needles, and maintaining adequate green space around your home free of flammable materials. Additional information and homeowner recommendations are available at [www.firewise.org](http://www.firewise.org). Please help Smokey Bear, your local fire department, and the state's Forest Rangers by being fire wise and fire safe!

### 2011 FIRE STATISTICS

(All fires reported as of November 2011)

(figures do not include fires under the jurisdiction of the White Mountain National Forest)

COUNTY STATISTICS		
County	Acres	# of Fires
Belknap	.5	1
Carroll	5	11
Cheshire	2	3
Coos	7.5	30
Grafton	17.5	57
Hillsborough	2	12
Merrimack	4	3
Rockingham	0	0
Strafford	.5	2
Sullivan	3	6



### CAUSES OF FIRES REPORTED

	Total	Fires	Total Acres
Arson	7	125	42
Debris	63	360	145
Campfire	10	334	173
Children	2	455	175
Smoking	9	437	212
Railroad	1		
Equipment	1		
Lightning	3		
Misc.*	29		

(\*Misc.: power lines, fireworks, electric fences, etc.)

ONLY YOU CAN PREVENT WILDLAND FIRE

## ***STOKES SCHOLARSHIP COMMITTEE***

The Stokes Scholarship Committee held their annual selection meeting on Wednesday, June 8, 2011 at 7:00 p.m. in the Langdon Municipal Building.

Committee members attending were: Bob Cunniff, Cathy Beam, Fred McKee, Richard Morrison, and Fred Roentsch. (Jeff Holmes is still on the committee but is ineligible to participate as his children are candidates for awards.)

Annual Certification letters for Bank of America/Merrill Lynch were signed.

Applications from 20 candidates were discussed and reviewed. It was agreed to recommend the following to the Charitable Management's Services Discretionary Account Administrative Committee of Bank of America:

### **Awards of \$3,000 for all recipients:**

1. Christina Chandler, PO Box 29, Drewsville, NH 03604
2. Hillary O'Brien, 208 Crane Brook Road, Langdon, NH 03602
3. Michael Henry, 78 Cheshire Turnpike, Langdon, NH 03602
4. Nina Simoneaux, 5 Winch Hill Road, Langdon, NH 03602
5. Christine Surber, 434 Holden Hill Road, Langdon, NH 03602
6. Eva Hagan, 39 Hemlock Road, Langdon, NH 03602
7. Ariel Porter, 197 Tory Hill Road, Langdon, NH 03602
8. Jaime L. Kathan, 302 River Street, Langdon, NH 03602
9. Kaylie Chaffee, 133 Walker Hill Road, Langdon, NH 03602
10. Herrick Sullivan 503 Holden Hill Road, Langdon, NH 03602
11. Andrew Deyo, 331 Holden Hill Road, Langdon, NH 03602
12. Devin Short, 169 Winch Hill Road, Langdon, NH 03602
13. Kyle O'Brien, 208 Crane Brook Road, Langdon, NH 03602
14. Erica Holmes, 55 Ball Hill Road, Langdon, NH 03602
15. Evan Holmes, 55 Ball Hill Road, Langdon, NH 03602
16. Taylor Balla, 44 Eggerton Hill Road, Langdon, NH 03602
17. Issac Kippen, 191 Hemlock Road, Langdon, NH 03602
18. Elizabeth Yoerger, 349 Holden Hill Road, Langdon, NH 03602
19. Emily Sharp, 128 Mellish Road, Langdon, NH 03602
20. Chad Chandler, PO Box 29, Drewesville, NH 03604

Total of awards: \$60,000.

The above list consists of all applicants for Stokes Scholarships.

No lineal descendant of any committee Member has received an award. After the decision was made to give each student an award of \$3,000, a discussion ensued about the fact that next year we may not have the funds available to give each student an award. The committee agreed to meet on October 11, 2011 to discuss the application and what criteria we will use to make the awards next spring.

Respectively submitted:

Robert Cunniff

Chair



## 2011 Annual Report Langdon Planning Board

This past year the Planning Board has been concerned primarily with:

- Codes, Ordinances, Regulations, and Procedures.
- Earth Excavations.
- Master Plan.

To elaborate on Codes, Ordinances, Regulations, and Procedures, we spent the first half of the year preparing warrant articles for Town Meeting and then revising our paperwork accordingly. Bob Cuniff did the actual re-write work and posted it on the website. Thank you, Bob. We also review and update, if necessary, the various related forms and applications, etc. Please keep in mind that we work off paper copies and do not have a designated computer or printer/copier, so this kind of reorganizing, or most paperwork or correspondence for that matter, takes longer than you might expect. We also amended our Planning Board Rules of Procedure.

Earth excavation related issues have been fairly constant throughout the year. This consists of monitoring all gravel pits, including those that are abandoned, those that are grandfathered and operating, those that have lost their grandfathered status and need a permit to operate, those that are new applications needing a permit, and those that are operating and need a permit renewal. Most of this monitoring is concerned with safe, legal operation and suitable reclamation.

The latter part of the year has been Master Plan. We are required to review our town's Master Plan every five to seven years, so now it's time again. We also need to create a Vision Section from which the Land Use Sections spring. We hope to solicit information from townspeople, probably through a questionnaire, about what kind of town we want to live in, from which we hope to extract a vision for the town. It's an interesting process, and everyone is welcome to participate.

Throughout the year we discuss activities around town and work closely with the Building Inspector to make sure the Regulations and Codes that are in place are followed.

Respectfully submitted,  
Langdon Planning Board

Pat Breslend,	Vice-Chair
Everett Adams	
Robert "Chops" Polcari,	Chair
Marilyn Stuller	
Bob Fant,	Secretary
John "Jay" Grant,	Ex Officio

Trustees of the Langdon Cemeteries  
Town Report 2012  
Report for Year Ending 2011

- **IMPORTANT NOTICE:** Any person having a Cemetery Plot in a Langdon Cemetery must get and complete a "Certificate of Purchase for Right of Interment" prior to any burials occurring. By law the person that purchased or was assigned a plot in the past must produce this document validating their designees for burial in their plot(s). If you have previously received a verbal commitment from a former Sexton, this is not adequate by law to allow us to perform a burial. As the laws have evolved, we must adjust and comply with new rules and regulations. Although people may have made designations via their will, we the Cemetery Trustees and Sexton do not have access to those documents and therefore this form validates your wishes prior to your burial needs. This form is available through the Cemetery Trustees. We would be happy to assist you in getting this necessary paperwork completed. Likewise, anyone owning a plot needs to make arrangements for corner markers to be installed in the spring.
  
- We focused a great deal of activity on the Lower Cemetery, specifically getting ready for the installation of new fencing across the rear boundary line replacing missing and damaged sections. With the gracious consent of the property abutters; Tom & Jane Esslinger, Eleanor Dulong and J. Hayes and Sandra Stagner the Trustees and Sexton removed trees, overhanging limbs and brush that would endanger the new perimeter fence and many existing Head Stones. Also donating labor and equipment to this relatively large undertaking were Nathan Beach and Jason Leclerc. Additionally, Tina and Ken Christie allowed us haul the limbs and brush to their facilities where they were properly burned. Fred and Pat Roentsch also donated the use of their dump truck for this project.
- The arduous task of plotting our town cemeteries continues. Previous town records have been lost in a fire and we continue to expand upon the plotting records we received when elected.
- Trustees of the Cemeteries met with the Trustees of the Trust to gain greater insight and understanding of our respective roles and duties and how we interact thus maximizing our service to the Town. We identified several issues that offered us concerns and the Trustees of the Trust offered to research these issues further. We will schedule a follow-up meeting. Thank you to Tina, Fred and Hayes for your time and assistance.
- The stone wall of the Upper Cemetery on the Holden Hill side was hit by an unidentified motor vehicle and the Trustees had Mike Waysville, stone mason, repair this damage at the Town's expense. These repair costs came out of the Cemetery Operating Budget.
- This same stone wall was struck again by an identified individual and their insurance company will pay for this repair in the spring. Thank you to the Langdon Police Department for your assistance in this issue.

- A large limb fell in the Upper Cemetery damaging a stone. Bruce and Ginger Cheeney along with the Sexton removed this large limb and placed the stone back as best possible. Thank you Bruce and Ginger for your help.
- The Trustees continue to await receiving the deed for the newly donated section of the Upper Cemetery so that we can begin to plan for fencing as required by law and begin plot layout.
- The Trustees also continued their work on the formation of rules and regulations for our Cemeteries.
- Thank you to Cliff Oster as a concerned member of our community for his time and research into the repair and upkeep of the iron fences in the Upper Cemetery. Cliff came to a Trustee meeting well informed with documented information and the Trustees were most appreciative of the numerous observations and suggestions for resolution.
- As we continue to move forward and make progress on bringing our Cemeteries into compliance, we explore numerous ways of funding these requirements without adding tax burden to the Town.
- Doug and Gina attended the New Hampshire Cemeteries Association Annual Meeting last spring. This meeting allows us to network with fellow trustees throughout the state while gaining knowledge and keeping us current with state laws.
- The Trustees meet the second Tuesday of every month @ 7:00pm in the Municipal Building.

Respectfully submitted:

Shelley Barnes, Chairperson  
Doug Beach, Trustee  
Gina Beach, Trustee

### **SEXTON'S REPORT**

Another summer has passed, the mapping of the cemeteries is progressing well, the new fence in back of the lower cemetery has been installed. The brush clearing in and around all the cemeteries is still being done. The Trustees are working on having better records for the purchase of plots. This coming summer, I hope to straighten more stones and clear more brush.

Respectfully submitted;

Curtis Barnes, Sexton



# Roberts, Greene & Drolet, PLLC

## INDEPENDENT AUDITOR'S REPORT

To the Members of the Board of Selectmen  
Town of Langdon, New Hampshire

We have audited the accompanying financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the Town of Langdon, New Hampshire as of and for the year ended December 31, 2010, which collectively comprise the Town's basic financial statements as listed in the table of contents. These financial statements are the responsibility of the Town of Langdon's management. Our responsibility is to express opinions on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinions.

As discussed in Note I.B.2 to the financial statements, management has not recorded its capital assets in governmental activities and, accordingly, has not recorded depreciation expense on those assets. Accounting principles generally accepted in the United States of America require that those capital assets be capitalized and depreciated, which would increase the assets, net assets, and expenses of the governmental activities. The amount by which this departure would affect the assets, net assets, and expenses of the governmental activities is not reasonably determinable.

In our opinion, because of the effects of the matter discussed in the preceding paragraph, the financial statements referred to above do not present fairly, in all material respects, the respective financial position of the governmental activities of the Town of Langdon as of December 31, 2010, and the changes in financial position thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Also, in our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of each major fund and the aggregate remaining fund information of the Town of Langdon as of December 31, 2010, and the respective changes in financial position thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Accounting principles generally accepted in the United States of America require that the budgetary comparison information on page 21 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We

47 Hall Street ■ Concord, NH 03301  
603-856-8005 ■ 603-856-8431 (fax)  
[info@robertsgreendrolet.com](mailto:info@robertsgreendrolet.com)



do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The Town of Langdon has not presented a management's discussion and analysis. Accounting principles generally accepted in the United States of America have determined that the management's discussion and analysis is necessary to supplement, but is not required to be part of, the basic financial statements.

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Town of Langdon's basic financial statements. The combining nonmajor and individual general fund schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements. They have been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, are fairly stated in all material respects in relation to the basic financial statements taken as a whole.

September 20, 2011

*Roberts, Greene & Drolet, PLLC*



## Langdon Heritage Commission 2011 Annual Town Report

What is a Heritage Commission? State law RSA 674:44 states: "A heritage commission may be established in accordance with RSA 673 for the proper recognition, use, and protection of resources, tangible or intangible, primarily man-made, that are valued for their historic, cultural, aesthetic, or community significance within their natural, built, or cultural contexts." At town meeting in 2007 the citizens of Langdon voted to establish such a commission. We have been busy ever since.

In 2011, with the help of our second LCHIP grant, we replaced the failed chimney in the Langdon Town Hall, the town's original Meetinghouse built in 1801-03. We look forward to replacing the noisy, inefficient, old furnace on the first floor with a new furnace in our new basement. We had planned to do this work in late 2011 but an opportunity to move forward on the long sought after bathroom presented itself.

We have received our third LCHIP grant. This \$10,725 will help fund the bathroom project. We have also received a "directed" gift of \$4,000 to be used for the installation of a "proper bathroom". With this momentum we decided to postpone the furnace project and combine all money to complete the bathroom. In addition to the aforementioned funds we have received other generous gifts from area citizens and businesses. This has put us over the approximately \$28,000 needed for the bathroom. The bathroom project will include a 2000 gallon underground pump tank with a reinforced top so we can park on top of it. It will be located near the "salt shed" behind the Town Hall. Conversations with Cushing & Sons assure us that a well can be drilled and we have an estimate for that work. The well and tank will be state approved. A handicap accessible bathroom will be installed in the back half of the old police office. Excavation work has been offered free of charge by Landscapes by Jay Grant. All this fits in with the master plan for the rehabilitation of the Town Hall as described by Richard Monahan, Architect and which we have posted and explained to the public. We plan to complete this work in 2012.

The need for a bathroom is found in a 1993 and a 1994 Warrant Article directing the Selectmen to install a sanitary facility. Recent conversation with the present Selectboard have encouraged us to follow through on this project. Additionally, state building code requires a bathroom for public meeting places. On Sun. February 12, 2-4pm we had an Informational Meeting to update the community on all of our town hall rehabilitation plans.

We are determined to protect the historic value of this important building while accommodating the requirements of a vital community meetinghouse.

The LHC does more than just work on your Town Hall. We host and organize community events. For example, on February 11 the old Town Hall/Meetinghouse hosted humorist and storyteller Rebecca Rule.

The LHC will have its Restoration Run and Walk this spring, a popular event for all ages.

Our archival work is truly fascinating. Through the selfless work of volunteers we have received, documented and stored for future display many important photos, papers and historic artifacts from our town. We plan to house and display most of this material in the rehabilitated Town Hall. We are also in touch with the NH Historical Society for guidance in our work. If you have photos or important papers relative to town history we would like to scan them for our files. If you have artifacts to donate they would be most appreciated.

Caroline Porter Cross has donated for our raffle a beautiful painting of the Tuscan countryside, painted while she was there some years ago. The winner will be announced during this, our 209<sup>th</sup> town meeting here.

Finally, we invite you to stay in touch with the LHC on a regular basis by becoming a "Friend of Langdon Heritage". Learn more on our web site at [www.langdonheritage.org](http://www.langdonheritage.org) . You can donate online or send your donation to us at Langdon Heritage Commission, 122 Rte 12A, Unit 4, Langdon, NH 03602.

Your support has made our work possible. We thank you.

Dennis McClary, Chair: Carole-Anne Centre, Secretary: Katie Holmes Gallagher, Treasurer; Ron Batchelder, Ex Officio; Caroline Porter Cross, Andrea Cheeney, Gina Beach, Cliff Oster, Mike Kmiec



## Langdon Community Center Planning Committee Report – 2011

Following voters' approval of a resolution to form a committee to implement the 2007 plan to develop space at the west end of the Municipal Building for a community center, kitchen, and disaster relief area at the March 2011 Town Meeting, a group of eleven Langdon residents interested in pursuing such a project met to form the Langdon Community Center Planning Committee.

Planning has been paramount in the minds of Committee members and much of the year's activity has focused on this topic. After a walk-through of the space, committee members discussed what such a center could mean to Langdon residents and the possible uses of the proposed space. The committee then established rough guidelines for how the space could be apportioned and set priorities for its rehabilitation. Committee members felt that the Center should be a multi-function space, convenient and accessible to the community, one that would take into account all ages and a wide range of activities, and could serve as a short-term disaster relief site.

Three important aspects of the Community Center project emerged from the Committee discussions: the need for professional help in developing a suitable plan for the space; research and contacts into grant possibilities to help in funding the project; and planning for local fund raising.

Christopher Carbone of Langdon was engaged to prepare a layout of the proposed space based on input from members of the Committee and the plan has been available for public view at coffee hours held by the Langdon Community Club and the Community Center Planning Committee. Estimating the cost of the project and factoring in the contribution of volunteer efforts are now in process.

The initial stages of seeking applications for grant funds has already begun. Two federal government programs, the Office of Emergency Management and the Department of Agriculture's Rural Development Agency, appear to be likely sources for grant funds and the Committee met with a representative of the Rural Development Agency to discuss the guidelines and procedures for preparing a grant application for a proposed Langdon Community Center.

Each member of the Committee recognizes that frugality is the watchword in any Langdon project and in this regard, the Committee members have sought for ways that volunteer efforts can be incorporated into this project. Committee members believe in-kind labor and contributions of expertise or equipment will play an important role in the Community Center project. In addition, the project has the possibility of being broken into more than one phase which will make funding more manageable.

Local fund-raising for the Community Center has begun in a limited way with a successful barbeque in August and Sunday coffee hours in the Municipal Building. The Committee has also been encouraged by financial contributions and pledges from community residents as well as the continuing commitment of financial and volunteer support from the Langdon Community Club. With voter approval of this project, the planning efforts of the Community Center Planning Committee will swing into high gear with the expectation that Langdon will be able to enjoy the benefits of a gathering place for all town residents.

Everett Adams Polly Bancroft Shelley Barnes Dolly Beauchain Greg Chaffee Myrna Harrington Helen Koss Marilyn Martin Fred Roentsch Sandra Stagner Betty Whipple

### **Vital Records Report 2011**

#### **Resident Death Report**

<u>Decedent's Name</u>	<u>Date of Death</u>	<u>Place of</u>
Mack, Harriet	4-2-2011	Westmoreland
Father: Morse, William	Mother: Johnson, Verna	
Merrell, Dana	7-8-2011	Lebanon
Father: Merrel, Kenneth	Mother: Greene, Edith	
Ring, Dorothy	7-25-2011	Langdon
Father: Batchelder, Ernest	Mother: Jacobs, Gertrude	
Beauchesne, Gary	9-4-2011	Keene
Father: Beauchesne, Alfred	Mother: Szapowal, Melania	
Jones, Erwin	12-23-2011	Keene
Father: Jones, Maurice	Mother: Bragg, Hilda	

## **PAYROLL - WAGES PAID BY TOWN IN 2011**

Adams, Estelle	Secretary, Planning Board	\$480
Adams, Everette	Building Inspector	\$1,000
Barnes, Curtiss	Sexton	\$2,760
Batchelder, Ron	Selectman	\$2,200
Beal, Kevin	Highway	\$10,504
Beam, Kathleen	Treasurer	\$1,000
Chaffee, Greg	Fire Chief	\$1,000
Cheeny, Andrea	Tax Collector	\$5,600
Christie, Tina	Dep. Town Clerk	\$698
Cunniff, Robert	Administrative Assistant	\$9,917
Doyle, Jennifer	Town Clerk (until March 8, 2011)	\$1,663
Esslinger, Angela	Town Clerk	\$5,642
Grant, John	Selectman	\$2,500
Grout, Charles	Checklist Supervisor	\$280
Holmes, Jeffrey	Moderator	\$130
Kemp, Ruth	Checklist Supervisor	\$245
Kmiec, Michael	Highway	\$504
Koss, Helen	Checklist Supervisor	\$280
L'Abbe, Raymond	Police Chief	\$16,117
Marquay, Joseph	Police	\$4,163
Millard, Rose	Police Resource Officer	\$43,388
Moore, Jesse	Animal Control Officer	\$700
Porter, Todd	Road Agent	\$46,165
Sanctuary, Justin	Police	\$68
Whipple, Betty	Selectman	\$2,200

**Schedule of Town Property  
As of December 31, 2011**

5408	Town Hall, Lands & Buildings	\$261,784
	Town Hall Furniture & Equipment	500
5404	Old Fire Department Land & Buildings	142,600
5305	Highway Department Land & Buildings	193,100
	Highway Department Vehicles & Equip	250,000
	Former Solid Waste Buildings	6,200
	Solid Waste Department Equipment	20,000
5427	Municipal Building & Land	597,000
	Municipal Building Contents	300,000
	New Fire Station	300,000
	Fire Department Vehicles & Equipment	436,000
	Police Department Vehicles & Equipment	55,000
5408.1	Town Common	5,000
5401	Village Road	3,047
5414	Tory Hill Road	400
3414.1	Cheshire Turnpike	11,000
<b>TOTAL</b>		<b>\$2,581,631</b>

Note: Buildings are listed at assessed, not replacement, values.

**Zoning Board Report 2011**

The ZBA meets on the 4<sup>th</sup> Thursday of the month at 7:00pm as necessary. Meeting times will be posted at the Town Offices and the Town Hall. If for any reason you need to meet with the ZBA please contact Mary Henry at 835-2138.

The ZBA held two hearings this year both for Variances. Other meetings held were work meetings used to update the ZBA Town Procedures.

I would like to thank everyone who participated this year on the board. Their work and time was greatly appreciated.

Respectfully Submitted,

Mary Henry

ZBA Chairman



## **Langdon Fall Festival Committee Report 2011**

The Fall Festival Committee would like to thank the town's people, volunteers and civic groups that help to make our 5<sup>th</sup> annual fall festival a huge success. Even though we are faced with tough economic times your community efforts and generosity has shone thru. The Festival has become a wonderful way to bring the townspeople together. If you are a member of a non-politically based non-profit, civic organization or a handmade craft vendor or demonstrator and would like a booth for the 2012 festival please contact the festival committee for information. All booth spaces must be approved by the festival committee.

Contact info: [langdonfallfestival@yahoo.com](mailto:langdonfallfestival@yahoo.com) and follow us on facebook

Please save the date for this year's festival: September 29<sup>th</sup> from 10am-4pm.

We would also like to thank our sponsors for their ongoing support: Town of Langdon, AEBI Inc., Holmes Farm and Connecticut River Bank.

Thank you again for your help and support....see you at the festival:

Andrea J Cheeney

Kim Mastrianni

Jennifer Doyle

Carole-Anne Centre

THE STATE OF NEW HAMPSHIRE  
EXECUTIVE COUNCIL

DANIEL I. ST. HILAIRE  
EXECUTIVE COUNCILOR  
DISTRICT TWO



STATE HOUSE ROOM 207  
107 NORTH MAIN STREET  
CONCORD, N.H. 03301  
(603) 271-3632

**TO:** All District Two Cities and Towns  
**FROM:** Executive Councilor Daniel St. Hilaire

As the year 2012 unfolds before us, I would like to take this opportunity to thank all of you for the support, concerns, comments and feedback you have given me in 2011. This public input is an important contribution to successfully run our state government.

Throughout the past year, I have issued a report that chronicles the Governor and Executive Council meetings. Included in the report are the agenda items we voted on with the items pertinent to District Two, our Executive Council District, highlighted. This past calendar year, the Executive Council approved 2,632 items/contracts totaling \$1,540,138,079.06. In addition to the contracts listed above, the Executive Council voted to authorize the Governor's Warrant and Expenditures requests (State operating expenses) in the accumulated amount of \$5,670,115,959. My legal background and experience has proven to be a significant asset when giving each and every item careful consideration before casting my vote. It has been my pleasure to provide these reports to you to keep you informed of the decisions that are being made by your elected officials on your behalf. The Reports can also be viewed at: [www.nh.gov/council/district2/reports](http://www.nh.gov/council/district2/reports)

Also this past calendar year, the Council appointed a total of 344 persons to serve on various Boards and Commissions for the State of New Hampshire, of which 28% were from District Two.

If you have interest in serving on any of the 300+ State Boards or Commissions please send a letter of interest along with a resume, to Jennifer Kuzma in care of the Governor's office as well as copy to me at the Executive Council office. The Executive Council welcomes public input on nominations that are brought forward by the Governor for consideration and confirmation. Please contact me with any concerns or to support individuals or projects coming before the Council.

I look forward to continuing my service to Executive Council District Two.

Sincerely,

A handwritten signature in dark ink, appearing to read "D. St. Hilaire", written over a horizontal line.

Daniel St. Hilaire  
Executive Councilor

## 2011 Annual Report

### Fall Mt. Emergency Foodshelf

The beautiful spirit of generosity and caring was very much alive in 2011 in the Fall Mountain and surrounding area especially during the holiday season. It felt like a miracle to be part of the tremendous love and caring that was given to the Foodshelf and to those we serve.

In 2011 the number of people needing help with food was greater than ever. We had new families coming for help almost every day we were open. In spite of the low amount of food available at the NH Foodbank the rising cost of food, thanks to the love and generosity of so, so many people of all ages everyone who came to the Foodshelf left with a good supply of nutritious food and knowing that people care about their well being. In 2011, 9,843 times families came to the Foodshelf sites for food. These families included 33,459 individuals. We provided them with food for approximately 1,003,770 meals. We were also able to provide 913 families with Thanksgiving dinner boxes and 698 families with Christmas boxes. People were thrilled to receive the wonderful food filled boxes. Many left with tears in their eyes.

We and those we serve greatly appreciate our towns for their support. We are grateful to the towns of Langdon and Charlestown for providing space for our sites. Both sites serve us and our clients well. They are very accessible for clients and for the truck loads of food we bring in. They are a gift that helps so many. We appreciate the other towns donations helping with the purchase of food. It is so heartwarming to think of the many, many local families and individuals, local business, churches (many who do a monthly food collection), organizations, our schools and their staffs, Girl Scouts, Boy scouts, 4-H Groups and others who did tremendous monetary and food collections. We couldn't have met the need with out their tremendous support.

For the fourth year we had of Grow a Row for the Foodshelf program. It was a tremendous success. So many local farmers and families regularly brought in a wide variety of fresh local grown vegetables and fruits. People were so excited to have fresh veggies and fruits to eat. Many families canned and/or froze some veggies and fruits for the winter. What a gift to so many of their neighbors. Local farmers and growers are already talking about their plans for fruits and veggies for the Foodshelf this year. It will be great. Local grown is the best.

We are benefiting greatly from a wonderful new program, Fresh Rescue, provided by Feeding America and Shaw's Supermarket. It has been such a blessing in this time of such great need. Also we are doing Fresh Rescue with Black River Produce. The Great Provider is always taking care of us and those we help.

Everything we do to help our neighbors at the Foodshelf is possible because of the tremendous love and dedication of our many volunteers who give so much of themselves and their time to helping others. Everyone works hard to make it all happen from trucking all the food, ordering, shopping, stocking shelves and freezers, helping the clients, and all that makes it all come together in a very positive way and everyone who comes to us needy gets a good supply of food.

For the 15<sup>th</sup> year we will once again be participating in the Feinstein Foundation Million Dollar Challenge Against Hunger.

The challenge is from March 1 to April 30. All monetary donations and each donated food item counts as a dollar toward the proportional matching grant. People are always so generous during this time. It always helps us so much. Hopefully there will be many food drives. The food items add up quickly.

Thank you all for the support you have given us over these 30 plus years. 2012 will be another wonderful year of caring and helping our needy neighbors.

## 2011 Annual Report

### Fall Mountain Friendly Meals

2011 provided the Friendly Meals folks with another year of fun and good times together. We are enjoying our 24<sup>th</sup> year of breaking bread together every Tuesday and Thursday at 11 o'clockish at the Alstead Fire Station. People come from all the towns to enjoy delicious home cooked, full course meals cooked and served with love. The people who come enjoy being together and enjoy each others company. Many of those who come live alone and it feels good to be with others and have a good hot meal. The Friendly Meals is food for the body and their spirit.

We have an awesome crew of dedicated faithful volunteers from all the towns. Many have been volunteering for most of if not all of the 24 years. The volunteers prepare and transport the food, set up the meal site, do all the clean up, serve the meals, prepare all the meals on wheels, and then volunteers deliver the meals on wheels. This fantastic group of dedicated caring people have brought much joy and love in to the lives of others.

In 2011 we provided 25,391 meals to individuals in all the five towns of the Fall Mountain area. We average delivering 170 to 180 meals each Tuesday and Thursday to people in all the towns. Many people are able to still stay in their homes and have good food because of the meals. The meals on wheels also provides someone stopping by to say hello and chat for a bit. They look forward to having a visitor and a good meal. We are thankful for all the time and love that goes in to making all this happen twice every week.

The Friendly Meals is entirely supported by local donations. We do not receive any state or federal assistance. We get some government surplus. All donations are used to purchase food or supplies to serve the food. We are grateful for the many peoples and groups that donate to us and help make the Friendly Meals possible. The Friendly Meals like the Foodshelf has no administrative expenses.

We also appreciate the delicious fresh vegetables donated by the local farmers and growers. The people loved them. Fresh veggies are so healthy for our people and they taste so good.

We are also participating in the Feinstein Foundation Million Dollar Challenge Against Hunger for the 15<sup>th</sup> year. All monetary donations and each food donation will count toward the grant. The Challenge is from March 1 to April 30. We hope and pray we will do well.

We are so thankful to the Town of Alstead for the use of the Alstead Fire Station these 24 years and for the use of the building on Bragg Lane for our kitchen. It has been a wonderful gift that has touched the lives of so many people over these years. We are also grateful to the Town of Langdon for donating space adjacent to the Foodshelf for us to store the Friendly Meals food before we bring it to the kitchen in Alstead. It works so well.

Thank you for your continued support. Many people are blest by the meals program. We are grateful for your caring and love for these 24 years. It means so much.

2012 will be another wonderful year together every Tuesday and Thursday.



## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There is no text or other markings on the paper.

## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There is no text or other markings on the paper.





